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MITIGATED NEGATIVE DECLARATION

Project Name: Neumann Minor Subdivision (4 lots)

Project Number(s): 3200-20962 (TPM), 3710-10-0006 (BC),
3910-05-09-021 (ER)

**This Document is Considered Draft Until it is Adopted by the Appropriate
County of San Diego Decision-Making Body.**

This Mitigated Negative Declaration is comprised of this form along with the
Environmental Initial Study that includes the following:

- a. Initial Study Form
 - b. Environmental Analysis Form and attached extended studies for
archaeology, fire protection, drainage, biology, stormwater and geology.
1. California Environmental Quality Act Mitigated Negative Declaration Findings:

Find, that this Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Mitigated Negative Declaration and the comments received during the public review period; and that revisions in the project plans or proposals made by or agreed to by the project applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and, on the basis of the whole record before the decision-making body (including this Mitigated Negative Declaration) that there is no substantial evidence that the project as revised will have a significant effect on the environment.

2. Required Mitigation Measures:

Refer to the attached Environmental Initial Study for the rationale for requiring the following measures:

A. TRANSPORTATION

1. The payment of the Transportation Impact Fee, which will be required at issuance of building permits, in combination with other components of this program, will mitigate potential cumulative traffic impacts to less than significant.

B. RESOURCE PROTECTION ORDINANCE

1. **RESOURCE PROTECTION ORDINANCE STEEP SLOPE EASEMENT: [DPLU, PCC] [DGS, RP] [BP, GP, CP, UO] [DPLU, FEE X 2]. Intent:** In order to protect steep slope lands as defined in the [Resource Protection Ordinance \(RPO\)](#) Section 86.602.(p) a Steep Slope Open Space Easement shall be granted. **Description of Requirement:** Grant to the County of San Diego a RPO Steep Slope Open Space Easement as shown on the Tentative Parcel Map TPM 20962 dated July 8, 2010. This easement is for the protection of steep slope lands and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. The sole exceptions to this prohibition are:
 - a. Clearing of vegetation to protect existing or proposed structures that are in potential danger from fire, provided that the area of such clearance is the minimum necessary to comply with applicable fire codes or written orders of fire safety officials and that such slopes retain their native root stock or are replanted with native vegetation having a low fuel content, and provided further that the natural landform is not reconfigured.
 - b. Establishment or expansion of an agricultural operation, provided that the establishment or expansion of the operation must be completed in accordance with all applicable federal, state and local regulations (e.g., Clearing and Grading permit from the County of San Diego). The following shall be considered an agricultural operation for purposes of this exception: an operation that includes

the cultivation, growing, and harvesting of animals, nursery products and flower crops; fruit and nut crops; livestock and poultry products; vegetable crops; livestock and poultry (including their associated enclosures); field crops; apiary products; timber and firewood; and nonbearing fruit and nut crops.

Documentation: The applicant shall prepare the draft plats and legal descriptions of the easement, then submit them for preparation and recordation with the *[DGS, Real Property Division]*, and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easement, the applicant shall provide copies of the recorded easement documents to *[DPLU, PCC]* for approval. **Timing:** Prior to issuance of grading or construction permits or approval of the Parcel Map, whichever comes first, the easement shall be recorded. **Monitoring:** The *[DGS, RP]* shall prepare and approve the easement documents and send them to *[DPLU, PCC]* for pre approval. The *[DPLU, PCC]* shall pre-approve the language and location of the easements before being released to the applicant for signature and subsequent recordation. Upon Recordation of the easement *[DGS, Real Property Division]* shall forward a copy of the recorded documents to *[DPLU, PCC]* for satisfaction of the condition.

C. GEOLOGY

1. **GEOLOGIC HAZARDS [DPLU, PCC] [MA] [DPLU FEE] Intent:** In order to avoid rockfall hazards that threaten the proposed building site, the boulders located in a hazardous position shall be removed. **Description of requirement:** The boulders identified above the proposed building pad on Parcel 4 in the April 22, 2009 Report of Geologic Reconnaissance prepared by the Department of Planning and Use (DPLU) shall be removed or relocated. **Documentation:** A letter of certification shall be provided to the County by a California Registered Professional Engineer or Certified Engineering Geologist, which states that the identified rockfall hazards at the site have been mitigated in conformance with this condition. The certification letter shall be accompanied with photodocumentation before and after rock removal is completed. **Timing:** The above certification letter shall be provided prior to recordation of the Final Parcel Map. **Monitoring:** The DPLU Permit Compliance Coordinator shall review the rockfall hazard certification report for compliance with this condition.

D. BIOLOGICAL RESOURCES

1. **BIOLOGICAL EASEMENT: [DPLU, PCC] [DPR TC, GPM] [DGS, RP] [MA, GP, IP] [DPLU, FEE X 2]. Intent:** In order to protect sensitive biological resources, pursuant to the California Environmental Quality Act (CEQA), a biological open space easement shall be granted. **Description of Requirement:** Grant to the County of San Diego, as shown on the Tentative Parcel Map TPM 20962 date July 8, 2010. This easement is for the protection of biological resources and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. Granting of this open space authorizes the County and its agents to periodically access the land to perform management and monitoring activities for the purposes of species and habitat conservation. The only exception(s) to this prohibition are:
 - a. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the Uniform Fire Code and the Memorandum of Understanding dated February 26, 1997, between the wildlife agencies and the fire districts and any subsequent amendments thereto.
 - b. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of Planning and Land Use, Parks and Recreation or the Director of Public Works.
 - c. Construction, use, and maintenance of septic systems, on Parcels 3 and 4 in the location shown on Tentative Parcel Map TPM 20962 dated July 8, 2010.

Documentation: The applicant shall prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant shall provide copies of the recorded easement documents to [DPLU, PCC] for approval. **Timing:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the easements shall be executed and recorded. **Monitoring:** The [DGS, RP] shall prepare and approve the easement documents and send them to [DPLU, PCC] and [DPR TC, GPM] for preapproval. The [DPLU, PCC]

shall preapprove the language and estimated location of the easements before they are released to the applicant for signature and subsequent recordation. Upon Recordation of the easements [DGS, RP] shall forward a copy of the recorded documents to [DPLU, PCC] for satisfaction of the condition.

2. **LBZ EASEMENT: [DPLU, PCC] [DGS, RP][MA, GP, IP] [DPLU, FEEX 2]**

Intent: In order to protect sensitive biological resources, pursuant to the California Environmental Quality Act (CEQA), a Limited Building Zone Easement shall be granted to limit the need to clear or modify vegetation for fire protection purposes within an adjacent biological resource area.

Description of Requirement: Grant to the County of San Diego a Limited Building Zone Easement as shown on the Tentative Parcel Map TPM 20962 dated July 8, 2010. The purpose of this easement is to limit the need to clear or modify vegetation for fire protection purposes within the adjacent biological open space easement and prohibit the construction or placement of any structure designed or intended for occupancy by humans or animals. The only exceptions to this prohibition are:

- a. Decking, fences, and similar facilities.
- b. Sheds, gazebos, and detached garages, less than 250 square feet in total floor area, that are designed, constructed and placed so that they do not require clearing or fuel modification within the biological open space easement, beyond the clearing/fuel modification required for the primary structures on the property.

Documentation: The applicant shall prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant shall provide copies of the recorded easement documents to [DPLU, PCC] for approval. **Timing:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the easements shall be recorded. **Monitoring:** The [DGS, RP] shall prepare and approve the easement documents and send them to [DPLU, PCC] for pre approval. The [DPLU, PCC] shall preapprove the language and estimated location of the easements before they are released to the applicant for signature and subsequent recordation. Upon Recordation of the easements [DGS, RP] shall forward a copy of the recorded documents to [DPLU, PCC] for satisfaction of the condition.

3. **OPEN SPACE SIGNAGE: [DPLU, PCC] [MA, GP, IP] [DPLU, FEE].**

Intent: In order to protect the proposed open space easement from entry,

informational signs shall be installed. **Description of Requirement:** Open space signs shall be placed along the biological open space boundary of Parcels 2, 3 and 4 as indicated on the Tentative Parcel Map TPM 20962 dated July 8, 2010. The signs must be corrosion resistant, a minimum of 6" x 9" in size, on posts not less than three (3) feet in height from the ground surface, and must state the following:

**Sensitive Environmental Resources
Area Restricted by Easement**

Entry without express written permission from the County of San Diego is prohibited. To report a violation or for more information about easement restrictions and exceptions contact the County of San Diego,
Department of Planning and Land Use
Reference: TPM 20962, ER 05-09-021

Documentation: The applicant shall install the signs as indicated above and provide site photos and a statement from a California Registered Engineer, or licensed surveyor, that the open space signs have been installed at the boundary of the open space easement(s). **Timing:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the open space signs shall be installed. **Monitoring:** The [DPLU, PCC] shall review the photos and statement for compliance with this condition.

4. **OPEN SPACE FENCING: [DPLU, PCC] [MA, GP, IP] [DPLU, FEE].**

Intent: In order to protect the proposed open space easement from entry, and disturbance, permanent fencing must be installed. **Description of Requirement:** Open space fencing shall be placed along the biological open space boundary as indicated on the Tentative Parcel Map TPM 20962 dated July 8, 2010. The fencing design shall consist of split rail fencing no less than 4-feet in height. **Documentation:** The applicant shall install the fencing as indicated above and provide site photos and a statement from a California Registered Engineer, or licensed surveyor that the open space fencing has been installed. **Timing** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the fencing or walls shall be placed. **Monitoring:** The [DPLU, PCC] shall review the photos and statement for compliance with this condition.

5. **WETLAND PERMITS: [DPLU, PCC] [GP, CP, MA] [DPLU, FEE X2]**

Intent: In order to comply with the State and Federal Regulations for wetlands, the following agency permits, or verification that they are not required shall be obtained. **Description of Requirement:** The following

permit and agreement shall be obtained, or provide evidence from the respective resource agency satisfactory to the Director of Planning and Land Use that such an agreement or permit is not required:

- a. A Clean Water Act, Section 401/404 permit issued by the California Regional Water Quality Control Board and the U.S. Army Corps of Engineers for all project related disturbances of waters of the U.S. and/or associated wetlands.
- b. A Section 1602 Streambed Alteration Agreement issued by the California Department of Fish and Game for all project related disturbances of any streambed.

Documentation: The applicant shall consult each agency to determine if a permit or agreement is required. Upon completion of the agency review of this project, the applicant shall provide a copy of the permit(s)/agreement(s), or evidence from each agency that such an agreement or permit is not required to the [DPLU, PCC] for compliance.

Timing Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the permits shall be obtained.

Monitoring: The [DPLU, PCC] shall review the permits/agreement for compliance with this condition. Copies of these permits should be transmitted to the [DPW, ESU], for implementation on the grading plans.

6. **“TEMPORARY FENCING: [DPLU, PCC] [DPW,PDCI] [PC] [DPLU, FEE]. Intent:** In order to prevent inadvertent disturbance to open space easements, temporary construction fencing shall be installed. **Description of Requirement:** Prior to the commencement of any grading and or clearing in association with this grading plan, temporary orange construction fencing shall be placed to protect from inadvertent disturbance of all open space easements that do not allow grading, brushing or clearing. Temporary fencing is also required in all locations of the project where proposed grading or clearing is within 100 feet of an open space easement boundary.
 - a. The placement of such fencing shall be approved by the DPLU, Permit Compliance Section. Upon approval, the fencing shall remain in place until the conclusion of grading activities after which the fencing shall be removed.

Documentation: The applicant shall provide evidence that the fencing has been installed and have a California licensed surveyor certify that the fencing is located on the boundary of the open space easement(s). The

applicant shall submit photos of the fencing along with the certification letter to the [DPLU, PCC] for approval. **Timing:** Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances the fencing shall be installed, and shall remain for the duration of the grading and clearing. **Monitoring:** The [DPLU, PCC] shall either attend the preconstruction conference and approve the installation of the temporary fencing, or review the certification and pictures provided by the applicant.”

7. **“RESOURCE AVOIDANCE: [DPLU, PCC] [DPW, PDCI] DPLU, FEE X2].**
Intent: In order to avoid impacts to raptors and migratory birds, which are sensitive biological resources pursuant to the Migratory Bird Treaty Act (MBTA), a Resource Avoidance Area (RAA), shall be implemented on all plans. **Description of Requirement:** There shall be no brushing, clearing and/or grading such that none will be allowed during the breeding season of raptors and migratory birds within Resource Avoidance Area (RAA) “A” as indicated on these plans. The breeding season is defined as occurring between February 1st and August 31st. The Director of Planning and Land Use [DPLU, PCC] may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Game, provided that no raptors or migratory birds are present in the vicinity of the brushing, clearing or grading. **Documentation:** The applicant shall provide a letter of agreement with this condition; alternatively, the applicant may submit a written request for waiver of this condition. Although, No Grading shall occur within the RAA until concurrence is received from the County and the Wildlife Agencies. **Timing:** Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. **Monitoring:** The [DPW, PDCI] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [DPLU, PCC] is received. The [DPLU, PCC] shall review the concurrence letter.”
8. **OPEN SPACE SIGNAGE & FENCING: [DPLU, PCC] [DPW, PDCI] [FG, UO] [DPLU, FEE].** **Intent:** In order to comply with Conditions 18 and 19 pursuant to the adopted Mitigation Monitoring and Reporting Program (MMRP) for TPM 20962, the fencing and signage shall be installed. **Description of Requirement:** The permanent fences and open space signs shall be placed along the open space boundary of Parcels 2, 3 and 4 as shown on these plans and the Approved Conceptual Grading and Development Plan for TPM 20962.

- a. Evidence shall be site photos and a statement from a California Registered Engineer, or licensed surveyor that the permanent walls or fences, and open space signs have been installed.
- b. The signs must be corrosion resistant, a minimum of 6" x 9" in size, on posts not less than three (3) feet in height from the ground surface, and must state the following:

**Sensitive Environmental Resources
Area Restricted by Easement**

Entry without express written permission from the County of San Diego is prohibited. To report a violation or for more information about easement restrictions and exceptions contact the County of San Diego,
Department of Planning and Land Use
Reference: TPM 20962, ER 05-09-021

Documentation: The applicant shall install the fencing and signage and provide the documentation photos and certification statement to the [DPLU, PCC]. **Timing:** Prior to the occupancy of any structure and prior to Final Grading Release ([Grading Ordinance Sec. 87.421.a.3](#)) the fencing and signage shall be installed. **Monitoring:** The [DPLU, PCC] shall review the photos and statement for compliance with this condition.

9. **"EASEMENT AVOIDANCE: [DPLU, PCC] [DPW, PDCI] [DPLU, FEE].**
Intent: In order to protect sensitive resources, pursuant to [County Grading Ordinance Section 87.112](#) the open space easements shall be avoided. **Description of Requirement:** The easement indicated on this plan is for the protection of sensitive environmental resources (cultural and biological) and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. It is unlawful to grade or clear within an open space easement, any disturbance shall constitute a violation of the [County Grading Ordinance Section 87.112](#) and will result in enforcement action and restoration. The only exception(s) to this prohibition are:
 - a. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety

of lives and property. All fire clearing shall be pursuant to the Uniform Fire Code and the Memorandum of Understanding dated February 26, 1997, between the wildlife agencies and the fire districts and any subsequent amendments thereto.

- b. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of Planning and Land Use, Parks and Recreation or the Director of Public Works.
- c. Construction, use, and maintenance of septic systems, on Parcels 3 and 4 in the location shown on Tentative Parcel Map TPM 20962 dated July 8, 2010.
- d. Scientific investigations conducted pursuant to a research design prepared by an archeologist certified by the Register of Professional Archaeologists and approved by the Director of Planning and Land Use.
- e. Implementation of a site-capping plan approved by the Director of Planning and Land Use.
- f. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard.
- g. Activities required to be conducted pursuant to a revegetation, habitat management, or landscaping plan approved by the Director of Planning and Land Use.
- h. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the Department of Environmental Health of the County of San Diego, in a location and manner approved in writing by the Director of Planning and Land Use of the County of San Diego.

Documentation: The applicant shall provide a letter statement to the [DPLU, PCC] stating that all Sensitive Resource Easements were avoided during the grading construction, and that no impacts or encroachment into the open space occurred. **Timing:** Prior to Final Grading Release the letter verifying the easements were not disturbed shall be submitted. **Monitoring:** The [DPW, PDCI] shall not allow any grading, clearing or encroachment into the open space easement.”

E. CULTURAL RESOURCES

1. **CULTURAL OPEN SPACE EASEMENT: [DPLU, PCC] [DGS, RP] [MA, GP, IP] [DPLU, FEE X 2].** **Intent:** In order to protect sensitive Cultural Resources CA SDI-18321 and CA-SDI-18322, a Cultural Resource Open Space Easement shall be granted. **Description of Requirement:** Grant to the County of San Diego by separate document, a Cultural Resource Open Space Easement over Parcels 2 and 3 as shown on Tentative Parcel Map TPM 20962 dated June 8, 2010. This easement, including adequate buffers, is for the protection of archaeological sites CA-SDI-18321 and CA-SDI-18322 and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. The sole exceptions to this prohibition are:
 - a. Scientific investigations conducted pursuant to a research design prepared by an archeologist certified by the Register of Professional Archaeologists and approved by the Director of Planning and Land Use.
 - b. Implementation of a site-capping plan approved by the Director of Planning and Land Use.
 - c. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard.
 - d. Activities required to be conducted pursuant to a revegetation, habitat management, or landscaping plan approved by the Director of Planning and Land Use.
 - e. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the Department of Environmental Health of the County of San Diego, in a location and manner approved in writing by the Director of Planning and Land Use of the County of San Diego.

Documentation: The applicant shall prepare the legal descriptions of the easements, then submit them for preparation and recordation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant shall provide copies of the recorded easement documents to [DPLU, PCC] for approval. **Timing:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the easements shall be

recorded. **Monitoring:** The [DGS, RP], shall prepare and approve the easement documents and send them to [DPLU, PCC] for preapproval. The [DPLU, PCC] shall preapprove the language and estimated location of the easements before they are released to the applicant for signature and subsequent recordation. Upon Recordation of the easements [DGS, RP] shall forward a copy of the recorded documents to [DPLU, PCC] for satisfaction of the condition.

2. **ARTIFACT CURATION: [DPLU, PCC] [MA, GP, IP] [DPLU, FEE]**
Intent: In order to ensure that all cultural resource artifacts that were discovered during the survey, testing and evaluation phase are curated for future research and study, the artifacts shall be curated in a County approved curation facility. **Description of Requirement:** All archaeological materials recovered by Andrew Pignolo with Laguna Environmental, Inc. during the work reported in: "*Cultural Resources Survey and Testing Program for the Neumann Parcel Map Project, Near Ramona, County of San Diego, California*", dated June 2008,, have been curated at a San Diego facility that meets federal standards per 36 CFR Part 79, and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curation. **Documentation:** The applicant shall provide a letter from the curation facility, which identifies that the archaeological materials referenced in the final report have been received and that all fees have been paid. **Timing:** Prior to the approval of any plan, issuance of any permit, and prior to approval of any map, the artifacts shall be curated. **Monitoring:** The [DPLU, PCC] shall review the letter from the curation facility for compliance with this condition.
3. **ARCHAEOLOGICAL GRADING MONITORING: [DPLU, PCC] [DPW, ESU] [MA, GP, IP] [DPLU, FEE X 2]** **Intent:** In order to mitigate for potential impacts to undiscovered buried archaeological resources on the project site, a grading monitoring program and potential data recovery program shall be implemented pursuant to the [County of San Diego Guidelines for Determining Significance for Cultural Resources](#) and [CEQA Section 15064.5 an 15064.7.](#) **Description of Requirement:** A County approved Principal Investigator (PI) known as the "Project Archaeologist," shall be contracted to perform cultural resource grading monitoring and a potential data recovery program during all grading, clearing, grubbing, trenching, and construction activities for TPM 20962 to ensure that if subsurface artifacts are found, they will be recorded and handled with sensitivity. The following shall be completed:

- a. The Project Archaeologist shall perform the monitoring duties before, during and after construction pursuant to the most current version of the [County of San Diego Guidelines for Determining Significance and Report Format and Requirements for Cultural Resources](#), and this map. The contract provided to the County shall include an agreement that the grading monitoring will be completed, and a [Memorandum of Understanding \(MOU\)](#) between the Project Archaeologist and the County of San Diego shall be executed. The contract shall include a cost estimate for the monitoring work and reporting.
- b. The Project Archeologist shall provide evidence that a Qualified Native American of the appropriate tribal affiliation has also been contracted to perform Native American Grading Monitoring for the project.
- c. The cost of the monitoring shall be added to the grading bonds that will be posted with the Department of Public Works, or bond separately with the Department of Planning and Land Use.

Documentation: The applicant shall provide a copy of the Grading Monitoring Contract, cost estimate, and [MOU](#) to the [DPLU, PCC]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate. **Timing:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the contract shall be provided. **Monitoring:** The [DPLU, PCC] shall review the contract, [MOU](#) and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to [DPW, LDR], for inclusion in the grading bond cost estimate, and grading bonds. The [DPW, PC] shall add the cost of the monitoring to the grading bond costs, and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.

4. **“TEMPORARY FENCING: [DPLU, PCC] [DPW, PDCI] [PC] [DPLU, FEE].** **Intent:** In order to prevent inadvertent disturbance to archaeological sites CA-SDI-18,321 and CA-SDI-18322 temporary construction fencing shall be installed. **Description of Requirement:** Prior to the commencement of any grading and or clearing in association with this grading plan, temporary orange construction fencing shall be placed to protect from inadvertent disturbance of all open space easements that do not allow grading, brushing or clearing.

- a. Temporary fencing is also required in all locations of the project where proposed grading or clearing is within 100 feet of an open space easement boundary.
- b. The placement of such fencing shall be approved by the DPLU, Permit Compliance Section. Upon approval, the fencing shall remain in place until the conclusion of grading activities after which the fencing shall be removed.

Documentation: The applicant shall have a California licensed surveyor install and certify the installation of the temporary fencing. The applicant shall submit photos of the fencing along with the certification letter to the [DPLU, PCC] for approval. **Timing:** Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances the fencing shall be installed, and shall remain for the duration of the grading and clearing. **Monitoring:** The [DPLU, PCC] shall either attend the preconstruction conference and approve the installation of the temporary fencing, or review the certification and pictures provided by the applicant's surveyor."

5. **ARCHAEOLOGICAL MONITORING: [DPW, PDCI] [DPLU, PCC] [PC] [DPLU, FEE X2] Intent:** In order to comply with Mitigation Monitoring and Reporting Program pursuant to TPM 20962, a Cultural Resource Grading Monitoring Program shall be implemented. **Description of Requirement:** The County approved 'Project Archaeologist,' Native American Monitor, and the DPLU Permit Compliance Coordinator (PCC), shall attend the preconstruction meeting with the contractors to explain and coordinate the requirements of the grading monitoring program. The Project Archaeologist (and Native American Monitor, if contracted) shall monitor original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The grading monitoring program shall comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archeological and Historic Resources. **Documentation:** The applicant shall have the contracted Project Archeologist and Native American attend the preconstruction meeting to explain the monitoring requirements. **Timing:** Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. **Monitoring:** The [DPW, PDCI] shall invite the [DPLU, PCC] to the preconstruction conference to coordinate the Cultural Resource Monitoring requirements of this condition. The [DPLU, PCC] shall attend the preconstruction conference and confirm the attendance of the approved Project Archeologist.

6. **ARCHAEOLOGICAL MONITORING: [DPW, PDCI] [DPLU, PCC] [DPLU, FEE X2] Intent:** In order to comply with Mitigation Monitoring and Reporting Program pursuant to TPM 20962, and the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archeological and Historic Resources](#), Cultural Resource Grading Monitoring Program shall be implemented. **Description of Requirement:** The Project Archaeologist (and Native American Monitor, if contracted) shall monitor original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The grading monitoring program shall comply with the following requirements during grading:
- a. “During the original cutting of previously undisturbed deposits, the Project Archaeologist and Native American Monitor shall be onsite as determined necessary by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Native American Monitor. Monitoring of cutting of previously disturbed deposits will be determined by the Project Archaeologist.”
 - b. “In the event that previously unidentified potentially significant cultural resources are discovered, the Project Archaeologist, in consultation with the Native American monitor, shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. At the time of discovery, the Project Archaeologist shall contact the DPLU Staff Archaeologist. The Project Archaeologist, in consultation with the DPLU Staff Archaeologist, shall determine the significance of the discovered resources. Construction activities will be allowed to resume in the affected area only after the DPLU Staff Archaeologist has concurred with the evaluation. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the Project Archaeologist and approved by the Staff Archaeologist, then carried out using professional archaeological methods.”
 - c. “If any human bones are discovered, the Project Archaeologist shall contact the County Coroner and the DPLU Staff Archaeologist. If the remains are determined to be of Native American origin, the

Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted by the Project Archaeologist in order to determine proper treatment and disposition of the remains.”

Documentation: The applicant shall implement the grading monitoring program pursuant to this condition. **Timing:** The following actions shall occur throughout the duration of the grading construction. **Monitoring:** The [DPW, PDC] shall make sure that the Project Archeologist is on-site performing the Monitoring duties of this condition. The [DPW, PDC] shall contact the [DPLU, PCC] if the Project Archeologist or applicant fails to comply with this condition.

7. **ARCHAEOLOGICAL MONITORING: [DPLU, PCC] [RG, BP] [DPLU, FEE]. Intent:** In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to TPM 20962, and the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archaeological Resources](#), a Grading Monitoring Program shall be implemented. **Description of Requirement:** The Project Archaeologist shall prepare one of the following reports upon completion of the grading activities that require monitoring:

- a. If **no archaeological resources** are encountered during grading, then submit a final Negative Monitoring Report substantiating that grading activities are completed and no cultural resources were encountered. Monitoring logs showing the date and time that the monitor was on site must be included in the Negative Monitoring Report.
- b. If archaeological **resources were encountered** during grading, the Project Archaeologist shall provide a Monitoring Report stating that the field grading monitoring activities have been completed, and that resources have been encountered. The report shall detail all cultural artifacts and deposits discovered during monitoring and the anticipated time schedule for completion of the curation phase of the monitoring.

Documentation: The applicant shall submit the Monitoring report to the [DPLU, PCC] for review and approval. **Timing:** Upon completion of all grading activities, and prior to Rough Grading final Inspection ([Grading Ordinance SEC 87.421.a.2](#)), the report shall be completed. **Monitoring:** The [DPLU, PCC] shall review the report or field monitoring memo for

compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.

8. **ARCHAEOLOGICAL MONITORING: [DPLU, PCC] [RG, BP] [DPLU, FEE]. Intent:** In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to TPM 20962, and the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archaeological Resources](#), a Grading Monitoring Program shall be implemented. **Description of Requirement:** The Project Archaeologist shall prepare a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program if cultural resources were encountered during grading. The report shall include the following:
- a. Department of Parks and Recreation Primary and Archaeological Site forms.
 - b. Daily Monitoring Logs
 - c. Evidence that all cultural resources collected during the grading monitoring program have been submitted to a San Diego curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that archaeological materials have been received and that all fees have been paid.
 - d. If no cultural resources are discovered, a brief letter to that effect must be submitted stating that the grading monitoring activities have been completed. Daily Monitoring Logs must be submitted with the negative monitoring report.

Documentation: The applicant shall submit the report to the [DPLU, PCC] for review and approval. **Timing:** Prior to the occupancy of any structure or use of the premises in reliance of TPM 20962, and prior to Final Grading Release ([Grading Ordinance Sec. 87.421.a.3](#)), the final report shall be completed. **Monitoring:** The [DPLU, PCC] shall review the final report for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.

3. Critical Project Design Elements That Must Become Conditions of Approval:

The following project design elements were either proposed in the project application or the result of compliance with specific environmental laws and regulations and were essential in reaching the conclusions within the attached Environmental Initial Study. While the following are not technically mitigation measures, their implementation must be assured to avoid potentially significant environmental effects.

APPROVAL OF MAP: The conditions shall be complied with before a Parcel Map is approved by the Board of Supervisors and filed with the County Recorder of San Diego County (and, where specifically, indicated, shall also be complied with prior to approval of any plans, and issuance of any grading or other permits as specified):

1. **COST RECOVERY: [DPLU, DPW, DEH, DPR], [MA, GP, IP]**
Intent: In order to comply with [Section 362 of Article XX of the San Diego County Administrative Code](#), Schedule B.5 existing deficit accounts associated with processing this map shall be paid. **Description of requirement:** The applicant shall pay off all existing deficit accounts associated with processing this map. **Documentation:** The applicant shall provide a receipt to the Department of Planning and Land Use, Zoning Counter, which shows that all discretionary deposit accounts have been paid. No map can be issued if there are deficit deposit accounts. **Timing:** Prior to the approval of any map and prior to the approval of any plan and issuance of any permit, all fees and discretionary deposit accounts shall be paid. **Monitoring:** The DPLU Zoning Counter shall review the receipts and verify that all DPLU, DPW, DEH, and DPR deposit accounts have been paid.
2. **GRADING PLAN CONFORMANCE: [DPW, ESU] [DPR, TC PP] [GP, IP, MA]** **Intent:** In order to implement the required mitigation measures for the project, the required grading plan and improvement plans shall conform to the approved Conceptual Grading and Development Plan. **Description of requirement:** The grading and or improvement plans shall conform to the approved Conceptual Grading Plan, which includes all of the following mitigation measures: temporary fencing, resource avoidance, archaeological monitoring and open space fencing and signage. **Documentation:** The applicant shall submit the grading plans and improvement plans, which conform to the conceptual development plan for the project. **Timing:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the notes and items

shall be placed on the plans as required. **Monitoring:** The [DPW, ESU, or DPLU, BD for DPLU Minor Grading, [DPR, TC for trails and PP for park improvements] shall verify that the grading and or improvement plan requirements have been implemented on the final grading and or improvement plans as applicable. The environmental mitigation notes shall be made conditions of the issuance of said grading or construction permit.

3. **LINES OF INUNDATION: [DPW, LDR] [MA] Intent:** In order to prevent future development in the flood plain and to comply with San Diego County Flood Control Ordinance, the Flood Lines of Inundation shall be shown on the map. **Description of requirement:** Lines of inundation to the limits of the 100- year flood along the watercourse, which flows through the property, shall be shown and labeled "Subject To Inundation By The 100- Year Flood" on the Parcel Map.

- a. A Civil Engineer shall provide the necessary hydrology and hydraulics to define the 100-year floodplain inundation limits and annotate the limits on a copy of the approved Tentative Parcel Map.
- b. Each parcel shall have a flood free building site to the satisfaction of the County of San Diego, Director of Public Works. If any of the parcels are found to be devoid of a buildable, flood free site for a residence, the subdivider shall take appropriate action so that each parcel does have a buildable flood free site. This pertains to watersheds having area of twenty five (25) or more acres.

Documentation: The applicant shall indicate the inundation lines on the Parcel Map as indicated above. **Timing:** Prior to the approval of the Parcel Map, the inundation lines shall be indicated and labeled on the map. **Monitoring:** The [DPW, LDR] shall verify that the inundation lines have been indicated pursuant to this condition.

4. **PUBLIC ROAD CONNECTION: [DPW, LDR] [MA]. Intent:** In order to ensure that the subdivision is connected to a publicly maintained road and to comply with the [County Subdivision Ordinance Section 81.702](#), recorded documentation shall be provided. **Description of requirement:** Recorded documentation showing that the land division is connected to a publicly maintained road by an easement for road purposes shall be provided. The easement shall be forty feet (40') wide as specified in County Subdivision Ordinance Section [81.702](#) of the County Code, and shall be for the benefit and use of the property being divided. Recordation data for said easement shall be shown on the Parcel Map. This

requirement applies to off-site access to all proposed parcels. **Documentation:** The applicant shall submit to the [DPW, LDR], proof that the subdivision is connected to a publicly maintained road, and indicate the access on the parcel map. **Timing:** Prior to the approval of the parcel map, the connection shall be verified. **Monitoring:** The [DPW, LDR] shall verify that the evidence provided meets the requirement of this condition.

5. **SIGHT DISTANCE: [DPW, LDR] [MA] Intent:** In order to comply with CALTRANS design standards, an unobstructed view (for safety while exiting the property and accessing a public road from the site) and unobstructed sight distance shall be verified. **Description of requirement:** There shall physically be minimum unobstructed sight distance based upon CALTRANS standards in both directions along State Highway 78 (SR78) from Ramona View Drive.

- a. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify that: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required."
- b. The engineer or surveyor shall further certify that the sight distance of adjacent driveways and street openings on State Highway 78 (SR78) will not be adversely affected by this project.

Documentation: The applicant shall have a Registered Civil Engineer, a Registered Traffic Engineer, or a Licensed Land Surveyor provide a signed statement that physically, there is minimum unobstructed sight distance as detailed above, provide evidence of review and approval by CALTRANS, and submit both items to the [DPW, LDR] for review. **Timing:** Prior to the recordation of the Parcel Map the sight distance shall be verified. **Monitoring:** The [DPW, LDR] shall verify the sight distance certification and CALTRANS approval.

6. **FIRE TURNOUT EASEMENT: [DPW, LDR] [FIRE] [MA]. Intent:** In order to provide the appropriate fire turnarounds pursuant to the Ramona Fire Protection District/CDF Standards and to comply with the [County Subdivision Ordinance Section 81.702](#), the easements shall be provided. **Description of Requirement:** The Parcel Map shall show a forty-foot (40') minimum radius cul- de- sac located in the vicinity of the southwesterly corner of Parcel 4, to the satisfaction of the Ramona Fire Protection District/CDF and the County of San Diego, Director of Public Works. **Documentation:** The applicant shall show the easement on the

Parcel Map. **Timing:** Prior to approval of the Parcel Map, the easement shall be indicated on the Parcel Map. **Monitoring:** The [DPW, LDR] shall review the Parcel Map to ensure that the fire turnout easement is indicated pursuant to this condition.

7. **FIRE TURNOUT EASEMENT: [DPW, LDR] [FIRE] [MA]. Intent:** In order to provide the appropriate fire turnarounds pursuant to the Ramona Fire Protection District/CDF Standards and to comply with the [County Subdivision Ordinance Section 81.702](#), the easements shall be provided. **Description of Requirement:** The Parcel Map shall show either a forty-foot (40') minimum radius cul- de- sac or a minimum hammerhead turnaround located in the vicinity of the southwesterly corner of Parcel 1, to the satisfaction of the Ramona Fire Protection District/CDF and the County of San Diego, Director of Public Works. **Documentation:** The applicant shall show the easement on the Parcel Map. **Timing:** Prior to approval of the Parcel Map, the easement shall be indicated on the Parcel Map. **Monitoring:** The [DPW, LDR] shall review the Parcel Map to ensure that the fire turnout easement is indicated pursuant to this condition.
8. **UTILITY CONCURRENCE LETTERS: [DPW, LDR] [GP, IP,MA] Intent:** In order to provide adequate notice to the serving utility companies that the public and private road improvements are going to possibly affect their utilities, letters of concurrence shall be provided. **Description of requirement:** Where private easement roads are not being dedicated, or where each of the proposed parcels is not on a public street, letters shall be obtained from each serving utility company. The letters shall state that the arrangements are satisfactory to the utility for which the parcels being created serve. No letter will be required from the following: AT&T/SBC, Olivenhain Municipal Water District, Yucca Mutual Water Company, and the Rainbow Municipal Water District. **Documentation:** The applicant shall obtain the letters and submit them to the [DPW LDR] for review and approval. **Timing:** Prior to the approval improvement plans and the approval of the parcel map, the letters shall be submitted for approval. **Monitoring:** The [DPW, LDR] shall review the signed letters.
9. **UTILITY CONCURRENCE LETTERS: [DPW, LDR] [GP, IP,MA] Intent:** In order to inform the local public entities and utility companies that the parcel map is going to be approved by the County, and to comply with Section 66436 of the Government Code, letters of concurrence for signature of on the map shall be provided. **Description of requirement:** A certification from each public utility and each public entity owning easements within the proposed land division shall be provided to the County. **Documentation:** The applicant shall obtain the letters, which

state that all public entities have received a copy of the proposed Parcel Map, and that they object or do not object to the filing of the Map without their signature. The applicant shall submit the letters to the [DPW LDR] for review and approval. **Timing:** Prior to the approval improvement plans and the approval of the Parcel Map, the letters shall be submitted for approval. **Monitoring:** The [DPW, LDR] shall review the signed letters.

10. **ANNEX TO LIGHTING DISTRICT: [DPW, LDR] [DPLU, ZONING] [UO].**
Intent: In order to promote orderly development and to comply with the Street Lighting Requirements of the [County Subdivision Ordinance Section 81.707](#) the property shall transfer into the lighting district.
Description of requirement: Allow the transfer of the property subject of this permit into Zone A of the San Diego County Street Lighting District without notice or hearing, and pay the cost to process such transfer.
Documentation: The applicant shall pay the Zone A Lighting District Annexation Fee at the [DPLU, ZONING]. **Timing:** Prior to approval of the parcel map, the fee shall be paid. **Monitoring:** The [DPLU, ZONING] shall calculate the fee pursuant to this condition and provide a receipt of payment for the applicant.
11. **PRIVATE ROAD MAINTENANCE AGREEMENT: [DPW, LDR] [MA].**
Intent: In order to ensure that the private roads approved with this subdivision are maintained, the applicant shall assume responsibility of the private roads. **Description of Requirement:** Maintenance agreements shall be executed that indicates the following:
 - a. Maintenance shall be provided through a private road maintenance agreement satisfactory to the Director of Public Works.
 - b. The Director of Public Works shall be notified as to the final disposition of title (ownership) to the private easement road, and place a note on the Parcel Map as to the final title status of said road.
 - c. Access to each parcel shall be provided by private road easement not less than forty feet (40') wide.

Documentation: The applicant shall sign the private road maintenance agreements to the satisfaction of the Director of DPW and indicate the ownership on the map as indicated above. **Timing:** Prior to the approval of the Parcel Map, the agreements shall be executed and the ownership

shall be indicated on the map. **Monitoring:** The [DPW, LDR] shall review the executed agreements and the map for compliance with this condition.

12. **TPM TRAIL/PATHWAY EASEMENT: [DGS, RP] [DPR, TC] [MA] Intent:** In order to promote orderly development by providing a trail connection pursuant to Section 21 of the County of San Diego General Plan, [Community Master Trails Plan](#) and to comply with the County Subdivision Ordinance Sections 81.703(q), the applicant shall dedicate a public non-motorized multi-use trail/pathway easement. **Description of requirement:** The applicant shall dedicate by separate document to the County of San Diego, a non-motorized multi-use trail/pathway easement, as shown on the Tentative Parcel Map TPM 20962 dated July 8, 2010. **Documentation:** The applicant shall prepare the legal descriptions of the easement(s), submit them to [DGS, RP], and pay all applicable fees. Upon acceptance by the County of the dedication, the applicant shall submit the recorded copy of the easement(s) to the [DPR, TC]. **Timing:** Prior to the approval of the map the applicant shall dedicate the trail/pathway easement to the County by separate document. **Monitoring:** Upon submittal of the easement legal description(s), application and fees, [DGS, RP] [DPR, TC] [DPW, LDR] shall review the documents and application for approval, and accept the dedication. A copy of the recorded trail/pathway easement document(s) shall be transmitted to [DPR, TC] and [DPLU, PCC] [DPW LDR]. The [DPR, TC] [DPW LDR] shall review the recorded easement for compliance with this condition. The [DPW, LDR] [DPR, TC] shall ensure that the easement is indicated on the map.
13. **TPM TRAIL/PATHWAY IMPROVEMENTS [DPR, TC] [DPW, LDR] [MA] Intent:** In order to promote orderly development by providing a trail connection pursuant to Section 21 of the County of San Diego General Plan, [Community Master Trails Plan](#) and to comply with the [Subdivision Ordinance Section 81.706.i through 81.707](#), the applicant shall improve a trail to a width of 10-feet within the dedicated trail easement. **Description of requirement:** Improve or agree to improve to the satisfaction of the Department of Parks and Recreation and/or the Public Works, a trail to a width of 10-feet within the dedicated trail/pathway easement as indicated on the approved Tentative Parcel Map. The trail shall be constructed pursuant to the [Community Trails Master Plan Design and Construction Guidelines](#). **Documentation:** The applicant shall prepare improvement plans and provide securities for the construction of the trail/pathway and all associated work. The applicant shall complete the following:

- a. Process and obtain approval of Improvement Plans to improve The trail/pathway as mentioned above. All plans and improvements shall be completed pursuant to the [Community Trails Master Plan Design and Construction Guidelines](#) and the DPW [Land Development Improvement Plan Checking Manual](#). Upon approval of the plans, pay all applicable inspection fees with [DPW, PDC] and [DPR, TC] to the satisfaction of the Directors of DPW and DPR. If the improvements are deferred, then the fees can be paid before the issuance of the construction permit(s) for the improvements.
- b. The improvements shall be completed and a secured agreement shall be executed pursuant to [Subdivision Ordinance Sec. 81.706.1 through 81.707](#) for the required improvements, or execute a secured agreement to complete the improvements within twenty-four (24) months from the recording of the parcel map.

The plans shall be submitted to [DPR, TC] for review and approval. **Timing:** Prior to the approval of the map the applicant shall improve the trail/pathway. **Monitoring:** The [DPR, Trails Coordinator] and/or [DPW, LDR] shall review the plans for conformance with the [Community Trails Master Plan Design and Construction Guidelines](#) and the DPW [Land Development Improvement Plan Checking Manual](#) and approve all financial securities for the construction of the trail/pathway facility.

PRIVATE IMPROVEMENTS: *(The following Private Improvements shall be completed before the approval of the Parcel Map, or a covenant of improvements shall be executed and recorded).*

14. **COVENANT OF IMPROVEMENTS: [DPW, LDR] [MA] Intent:** In order to allow the deferment of the private improvements required by [Subdivision Ordinance Sec. 81.708](#), a covenant of improvements shall be executed and recorded if the private improvements listed in this decision are not completed before approval of the tentative parcel map. **Description of requirement:** The applicant shall complete all of the private improvements or execute a Covenant of improvements pursuant to the [County Subdivision Ordinance Section 81.708](#), which lists the conditions that remain to be completed. An improvement plan and cost estimate shall be prepared for the private improvements and the estimated costs of the improvements shall be included in the Covenant. The Covenant shall be recorded and noted on the parcel map.
 - a. Said Covenant shall be titled, "Covenant of Improvement Requirement, a Building Permit Prohibition." No Building permit or

further grant of approval for the development can be issued until the applicant completes the required improvements and applies for and receives a release of improvements from the Director of Public Works pursuant to [County Subdivision Ordinance Section 81.713](#), except a grading or construction permit and or permit to install utilizes within a the private easement may be issued.

- b. For water storage facilities and or fuel breaks, a release of improvement requirements is only required to state that the improvements have been complied with for the particular parcel for which a building permit is being requested.

Documentation: The applicant shall prepare the improvement plans and provide a cost estimate as indicated below:

- a. Improvement Plans with sufficient detail shall be prepared for the purposes of providing the required estimate of cost for the private improvements. The covenant shall note the estimate of cost to install and/or construct any deferred improvements. The estimate of costs shall be based upon the approved improvement plans.
- b. The plans shall include a signed statement by the private engineer-of-work which states, "The plans are sufficient for the purpose of providing the required estimate of the cost for the private easement roads, private facilities, and any other private improvements deemed necessary pursuant to the [County Subdivision Ordinance Section 81.708](#)."
- c. The estimate shall have the engineer's signature and stamp on the front page along with a statement that reads, "The estimate of the approximate costs as of the date the estimate was prepared for the private improvements required by the final notice of approval and the [San Diego County Standards for Private Roads](#)."

The applicant shall prepare the map with the covenant. The Covenant shall be placed on the face of the parcel map, and recorded with the map.

Timing: Prior to the approval of the parcel map, improvements shall be completed or the plans and the cost estimate shall be prepared, approved and the covenant prepared and recorded. **Monitoring:** The [DPW, LDR] shall verify that the cost estimate's validity, and that the plans can be approved, but shall stamped, "Not approved for construction," pursuant to this condition. The [DPW, LDR] Map Processing shall verify that the covenant is recorded on the map.

15. **PRIVATE ROAD IMPROVEMENTS (COVENANT): [DPW, LDR] [MA]**

Intent: In order to promote orderly development necessary for public health and safety of the area, and to comply with the [Subdivision Ordinance Sec. 81.706 through 81.708](#), the required private improvements shall be completed or deferred. **Description of Requirements:**

- a. The to-be-named private easement road serving Parcels 1, 3, and 4, from the northwesterly corner of Parcel 3 to the southwesterly corner of Parcel 4 thence southerly to the southwesterly corner of Parcel 1, shall be graded twenty-eight feet (28') wide and improved twenty-four feet (24') wide with asphalt concrete. The improvement and design standards of Section 3.1(C) of the [San Diego County Standards for Private Roads](#) for one hundred (100) or less trips shall apply. (This applies only to Parcels 1, 3, and 4).
- b. The private easement road serving Parcel 2, from Parcel 2 to the southwesterly corner of Parcel 1, shall be graded twenty-eight feet (28') wide and improved twenty-four feet (24') wide with asphalt concrete. Existing pavement may remain and shall be widened out to a constant width of twenty-four feet (24'). All distressed sections shall be replaced. The improvement and design standards of Section 3.1(C) of the [San Diego County Standards for Private Roads](#) for one hundred (100) or less trips shall apply. (This applies only to Parcel 2).
- c. The private easement road, Ramona View Drive, from the southwesterly corner of Parcel 1 southerly to State Highway 78 (SR78), shall be graded twenty-eight feet (28') wide and improved twenty-four feet (24') wide with asphalt concrete. Existing pavement may remain and shall be widened out to a constant width of twenty-four feet (24'). All distressed sections shall be replaced. The improvement and design standards of Section 3.1(C) of the [San Diego County Standards for Private Roads](#) for one hundred (100) or less trips shall apply.
- d. The cul-de-sac located at the terminus of the private easement road serving Parcel 4 shall be graded to a minimum radius of thirty-eight feet (38') and improved with asphalt concrete to a minimum radius of thirty-six feet (36'), to the satisfaction of the Ramona Fire Protection District/CDF and the County Department of Public Works. (This applies only to Parcels 1, 3, and 4).

- e. The hammerhead turnaround located at the terminus of the private easement road serving Parcel 2 shall be graded to a minimum width and improved with asphalt concrete to a minimum width, to the satisfaction of the Ramona Fire Protection District/CDF and the County Department of Public Works. (This applies only to Parcel 2).
- f. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing.
- g. The County of San Diego, Department of Public Works, shall be notified before any private road construction. Copies of the blueline plans shall be submitted and an inspection deposit shall be posted.
- h. The structural section for the private roads shall be approved by the County of San Diego, Department of Public Works Materials Laboratory, before construction activities commence pursuant to Section 3.11 of the San Diego County Standards for Private Roads.

Documentation: The applicant shall complete the following:

- a. Process and obtain approval of the grading or Improvement Plans to improve these private easement roads, and provide the cost estimate. All plans and improvements shall be completed pursuant to the [San Diego County Standards for Private Roads](#) and the DPW [Land Development Improvement Plan Checking Manual](#).
- b. The improvements shall be completed and a secured agreement shall be executed pursuant to [Subdivision Ordinance Sec. 81.706 through 81.709](#), for the required improvements, or execute a covenant of improvements to defer the requirements until after the map is recorded.

Map Timing: Prior to approval and recordation of the parcel map, this requirement shall be completed or a recorded in the covenant of improvements. **Covenant Timing:** No Building permit or further grant of approval for the development can be issued until the applicant completes the required improvements and applies for and receives a release of improvements from the Director of Public Works pursuant to [County](#)

[Subdivision Ordinance Section 81.713](#), except a grading or construction permit and or permit to install utilizes within a the private easement may be issued. **Monitoring:** The [DPW, LDR] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans and cost estimate [DPW, LDR] shall have this condition placed in the covenant of improvements and recorded with the map.

16. **IMPROVEMENT CERTIFICATION: (DEFERRED) [DPW, LDR] [MA].**
Intent: In order ensure that the proposed work on the private road easement stays within the private road easement, and to comply with County ordinances and standards, a letter of certification shall be provided. **Description of Requirement:** The to-be-named private easement road serving Parcels 1, 3, and 4, including all slopes and the cul-de-sac, from the northwesterly corner of Parcel 3 to the southwesterly corner of Parcel 4 thence southerly to the southwesterly corner of Parcel 1, shall be constructed entirely within the easement, including drainage structures, for the benefit of the land division. If the slopes for the improvement fall outside of the easement, mitigating structures shall be utilized so the improvement is within the easement or a letter of permission shall be obtained and an engineer or surveyor shall further certify that letter(s) of permission have been obtained for work outside of the easement limits. **Documentation:** The applicant shall have a Registered Civil Engineer or a Licensed Land Surveyor provide a signed statement, which certifies that the improvements were constructed entirely within the easement, including drainage structures, for the benefit of the land division pursuant to this condition. **Map Timing:** Prior to approval and recordation of the parcel map, this requirement shall be completed or recorded in the covenant of improvements. **Covenant Timing:** No Building permit or further grant of approval for the development can be issued until the applicant completes the required improvements and applies for and receives a release of improvements from the Director of Public Works pursuant to [County Subdivision Ordinance Section 81.713](#), except a grading or construction permit and or permit to install utilities within a the private easement may be issued. **Monitoring:** The [DPW, LDR] shall verify that this requirement has been placed in the Covenant of improvements for the parcel map. Upon completion of the improvements, the [DPW, LDR] shall verify the accuracy of the certification letter pursuant to this condition.
17. **IMPROVEMENT CERTIFICATION: (DEFERRED) [DPW, LDR] [MA].**
Intent: In order ensure that the proposed work on the private road easement stays within the private road easement, and to comply with County ordinances and standards, a letter of certification shall be

provided. **Description of Requirement:** The private easement road serving Parcel 2, including all slopes and the hammerhead turnaround, from Parcel 2 to the southwesterly corner of Parcel 1, shall be constructed entirely within the easement, including drainage structures, for the benefit of the land division. If the slopes for the improvement fall outside of the easement, mitigating structures shall be utilized so the improvement is within the easement or a letter of permission shall be obtained and an engineer or surveyor shall further certify that letter(s) of permission have been obtained for work outside of the easement limits. **Documentation:** The applicant shall have a Registered Civil Engineer or a Licensed Land Surveyor provide a signed statement, which certifies that the improvements were constructed entirely within the easement, including drainage structures, for the benefit of the land division pursuant to this condition. **Map Timing:** Prior to approval and recordation of the parcel map, this requirement shall be completed or recorded in the covenant of improvements. **Covenant Timing:** No Building permit or further grant of approval for the development can be issued until the applicant completes the required improvements and applies for and receives a release of improvements from the Director of Public Works pursuant to [County Subdivision Ordinance Section 81.713](#), except a grading or construction permit and or permit to install utilities within a the private easement may be issued. **Monitoring:** The [DPW, LDR] shall verify that this requirement has been placed in the Covenant of improvements for the parcel map. Upon completion of the improvements, the [DPW, LDR] shall verify the accuracy of the certification letter pursuant to this condition.

18. **IMPROVEMENT CERTIFICATION: (DEFERRED) [DPW, LDR] [MA].**

Intent: In order ensure that the proposed work on the private road easement stays within the private road easement, and to comply with County ordinances and standards, a letter of certification shall be provided. **Description of Requirement:** The private easement road, Ramona View Drive, including all slopes, from the southwesterly corner of Parcel 1 southerly to State Highway 78 (SR78), shall be constructed entirely within the easement, including drainage structures, for the benefit of the land division. If the slopes for the improvement fall outside of the easement, mitigating structures shall be utilized so the improvement is within the easement or a letter of permission shall be obtained and an engineer or surveyor shall further certify that letter(s) of permission have been obtained for work outside of the easement limits. **Documentation:** The applicant shall have a Registered Civil Engineer or a Licensed Land Surveyor provide a signed statement, which certifies that the improvements were constructed entirely within the easement, including drainage structures, for the benefit of the land division pursuant to this

condition. **Map Timing:** Prior to approval and recordation of the parcel map, this requirement shall be completed or recorded in the covenant of improvements. **Covenant Timing:** No Building permit or further grant of approval for the development can be issued until the applicant completes the required improvements and applies for and receives a release of improvements from the Director of Public Works pursuant to [County Subdivision Ordinance Section 81.713](#), except a grading or construction permit and or permit to install utilities within a the private easement may be issued. **Monitoring:** The [DPW, LDR] shall verify that this requirement has been placed in the Covenant of improvements for the parcel map. Upon completion of the improvements, the [DPW, LDR] shall verify the accuracy of the certification letter pursuant to this condition.

ADOPTION STATEMENT: This Mitigated Negative Declaration was adopted and above California Environmental Quality Act findings made by the:

on _____

Rosemary Rowan, Planning Manager
Project Planning Division

EG:RR:ag